

Resource Number: 5BL 11304  
Temporary Resource Number: 157508414003

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: 5BL 11304
2. Temporary resource number: 157508414003
3. County: Boulder
4. City: Louisville
5. Historic building name: Elrod House
6. Current building name: Elrod House.
7. Building address: 828 Jefferson Avenue, Louisville,  
CO 80027
8. Owner name and address: William & Paula Elrod,  
828 Jefferson Ave Louisville, CO 80027.



### II. GEOGRAPHIC INFORMATION

9. P.M. 6 Township 1S Range 69W  
SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of section 8
10. UTM reference NAD 83  
Zone 1 3 ; 488538 mE 4425366 mN
11. USGS quad name: Louisville, Colorado  
Year: 1965 revised 1994 Map scale: 7.5' X 15' \_\_\_\_\_ Attach photo copy of appropriate map section.
12. Lot(s): 14, 15 Block: 5  
Addition: Jefferson Place Year of Addition: 1880
13. Boundary Description and Justification: The survey area is bounded by Jefferson Avenue on the west, an alley on the east, and property lines on the north and south.

### III. Architectural Description

14. Building plan (footprint, shape): Rectangular plan
15. Dimensions in feet: Length 80 x Width 48
16. Number of stories: One
17. Primary external wall material(s): Plywood/particle board
18. Roof configuration: Front gable
19. Primary external roof material: Asphalt

20. Special features: Fence, porch, attached garage, glass block window
21. General architectural description: 828 Jefferson is a one-story, wood framed house, generally rectangular in plan, with its primary façade facing west to Jefferson Avenue. The exterior is clad with horizontal composition siding painted light gray/green, with wood trim painted dark gray. The foundation is concrete. The roof is front gabled, covered with light gray asphalt shingles. Eaves are boxed. There is a small gable-roofed projecting bay centered on the front façade. The south half of the front façade features a recessed porch with the roof supported on clear-finished wood 4x4 posts. The porch has a concrete floor, no steps, and a clear-finished wood railing. The front door is clear-finished wood with decorative glass and a full-height glass white storm door. Adjacent to the front door is a small glass block window. Windows throughout the rest of the house are bronze anodized aluminum sash with dark gray decorative shutters. On the west side of the house there is an attached garage with a gable roof, the same roofing and siding as the rest of the house, and a large paneled overhead garage door facing east to the alley.
22. Architectural style/building type: Other
23. Landscaping or special setting features: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 828 Jefferson Avenue was built in 1998 and is markedly different from the historic houses in the area. It is set further back from the street, presenting a deeper front yard than the historic homes. Although it is a one-story house, it is larger and more massive in appearance than others in the subdivision.

The relatively deep front yard has a lawn and no fence, with a concrete walk to the front door. This lot is a few feet higher than the adjacent property to the south (820 Jefferson 5BL11303). The south end of the front yard slopes down prominently towards the south, where it terminates against a textured concrete masonry retaining wall. A planted area adjacent to the front porch on the southern half of the façade has a wooden railroad tie retaining wall. Against the northern portion of the front façade there is a planter with a serpentine wall built of textured concrete masonry. The north side of the house has a gravel ground surface and railroad ties along the north property line. The back yard is enclosed with a tall white vinyl privacy fence and most of it is not visible. It appears to contain some large trees and a wooden pergola shade structure south of the garage. From the alley on the east, a large concrete driveway slopes up to the garage.

24. Associated buildings, features, or objects: No associated buildings. The garage is attached.

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1998  
Source of information: Louisville Building Permit files
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Summit Homes & Realty, Boulder, CO  
Source of information: Louisville Building Permit files
28. Original owner: First owner of the original house on this lot: Carlo Lolli. First owners of current house on this lot: William and Paula Elrod.  
Source of information: Boulder County property files, and Louisville Building Permit files
29. Construction history (include description and dates of major additions, alterations, or demolitions): The original house on the property was constructed in ca. 1905 and demolished in 1998. The current house was built in 1998 and does not appear to have been modified since it was built.

30. Original location   X   Moved        Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

According to Boulder County records, the house at 828 Jefferson was constructed in 1998. It replaced a house that is believed to have been built in about 1905.

The original 828 Jefferson was among several properties purchased for resale by Harper Orahood from Jefferson Place developer Charles Welch in 1898. The next owner was Italian-born Carlo Lolli, who purchased the property in 1904 and lived in this location with his wife, Lucy, and six children. The Lolli family is shown in the 1910 and 1920 census records as living in the original house at this location. Carlo Lolli worked as a coal miner.

After Carlo Lolli sold the original house (with the deed having been recorded in 1921), the next owners were: John Madsen; Joe Long; Onorio and Lucy Ferrera (who owned it for nearly fifty years); Eugene and Palmena DiCarlo; and William Elrod Jr. and Paula DiCarlo Elrod. County records show that the current owners are still William and Paula Elrod. This property has been owned by the DiCarlo/Elrod family since 1971.

Another address used for the original house on the lot at 828 Jefferson was 834 Jefferson, according to the 1940 directory. No other former addresses were found. The current house was always addressed as 828 Jefferson.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com)

Drumm's Wall Map of Louisville, Colorado, 1909.

Methodist Church Parish Map of Louisville, Colorado, circa 1923-25.

Archival materials on file at the Louisville Historical Museum.

Louisville building permit files

#### **VI. SIGNIFICANCE**

37. Local landmark designation: Yes        No   X   Date of designation:   NA  

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

☐ A. Architectural.

- (1) Exemplifies specific elements of an architectural style or period.
- (2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.
- (3) Demonstrates superior craftsmanship or high artistic value.
- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

☐ B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

☐ C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

☒ Does not meet any of the above local criteria.

Local Field Eligibility Assessment: Not eligible

37B. Applicable State Register of Historic Properties Criteria:

☐ A. The property is associated with events that have made a significant contribution to history.

☐ B. The property is connected with persons significant in history.

☐ C. The property has distinctive characteristics of a type, period, method of construction or artisan.

☐ D. The property has geographic importance.

☐ E. The property contains the possibility of important discoveries related to prehistory or history.

☒ Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;

☐ B. Associated with the lives of persons significant in our past;

☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.

☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National ☐ State ☐ Local ☐

42. Statement of significance: The property was platted and originally developed in Louisville's first residential subdivision, Jefferson Place. The current building is an example of a late 1990s infill development in this historic subdivision. An Italian coal-mining family, the Lolli family, owned the original house on the site, which was built in ca. 1905. The property has been associated with members of the DiCarlo/Elrod family since 1971. The original house was demolished and replaced with the current building in 1998, but is still owned and occupied by the Elrod family.

43. Assessment of historic physical integrity related to significance: The existing 1998 house has integrity of design, materials, workmanship, feeling, setting, association and location.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☒ No ☐

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. This property is non-contributing as it was built outside of the period of significance.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian

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immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Contributing \_\_\_\_ Noncontributing X

46. If the building is in existing National Register district, is it: Contributing \_\_\_\_ Noncontributing \_\_\_\_

The property is not within an existing National Register district.

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: 5BL11304\_828Jefferson\_01 through 5BL11304\_828Jefferson\_04.

Digital images filed at: City of Louisville, Planning Department

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

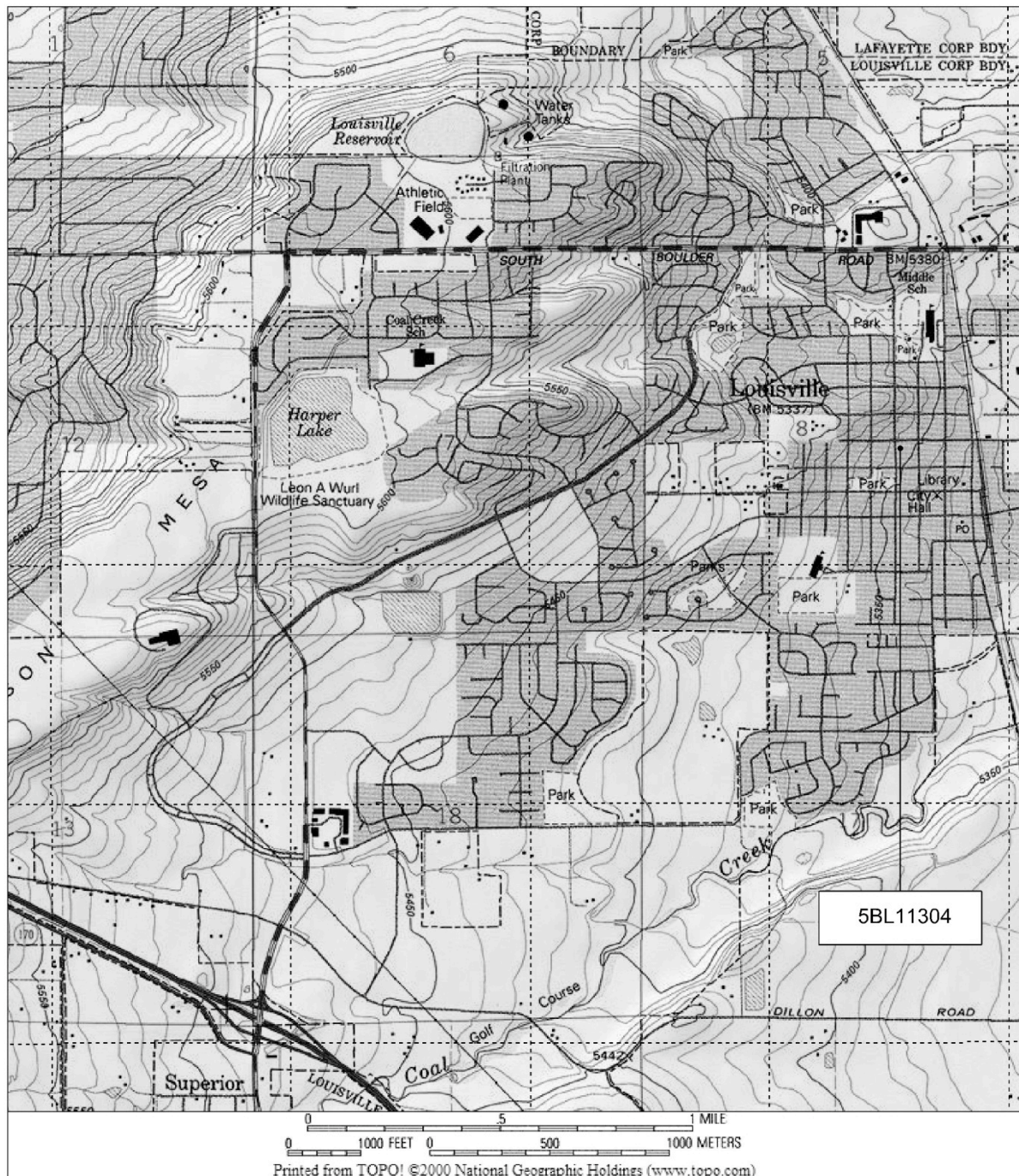
53. Phone number(s): (303) 290-9930

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

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Architectural Inventory Form  
USGS Location Map

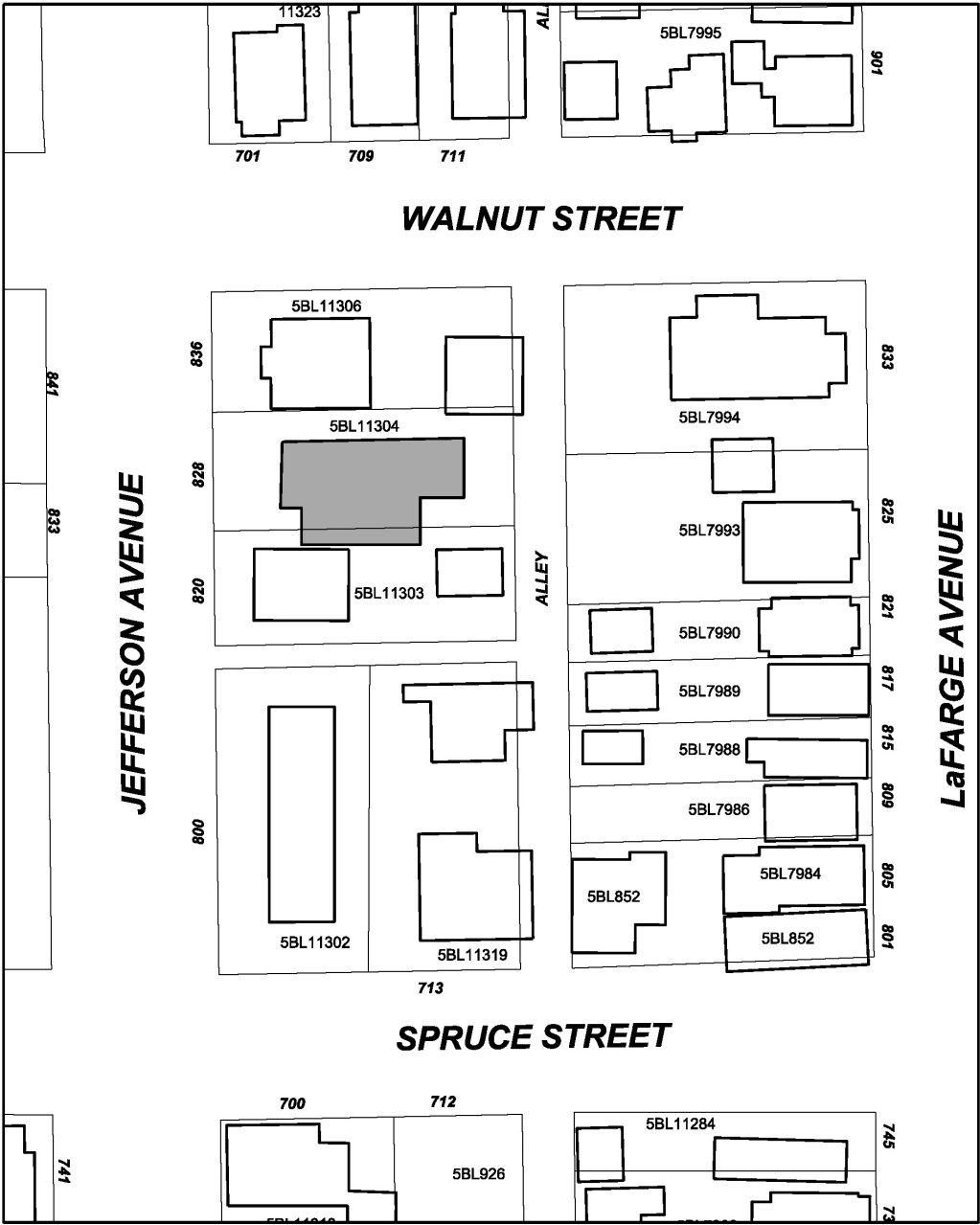


SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.



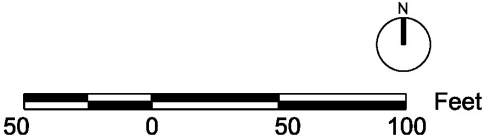
Resource Number: 5BL11304

Architectural Inventory Form  
Site Location Map



828 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL11304\_828Jefferson\_01 west



5BL11304\_828Jefferson\_02 southwest

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5BL11304\_828Jefferson\_03 north



5BL11304\_828Jefferson\_04 garage east